



1 Kings Gate, Gordon Road, Haywards Heath, West Sussex RH16 1DY

GUIDE PRICE £285,000-£300,000 ... SHARE OF FREEHOLD

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McTAGGART**
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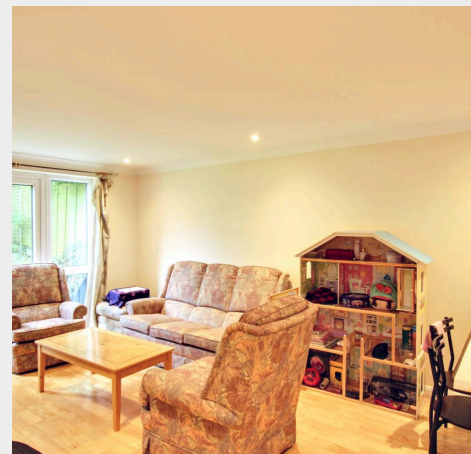
A 3 bedroom, 2 bathroom ground floor garden flat with patio and allocated parking space in this well-managed complex within a 0.4 mile walk of the railway station where the residents collectively own the freehold and benefit from lower than average annual service charges.

Tenure: share of freehold and remainder of a 999 year lease

Service charge: for the year dated 01.05.24 - 30.04.25 £1225.00

Managing agents: Martin and Co T: (01444) 242059

- Very spacious 3 bedroom ground floor flat
- Prime location within 0.4 mile walk of the railway station
- Private front door & direct access to patio
- Allocated parking space (No. 1)
- 999 year lease – share of freehold
- Lower than average service charges
- Sitting room with doors out to patio
- Master bedroom with en-suite shower room
- 2 further bedrooms and bathroom
- Requires general updating and redecoration
- Easy walk to schools and Lindfield village
- For sale with no onward chain
- EPC rating: C – Council Tax Band: C



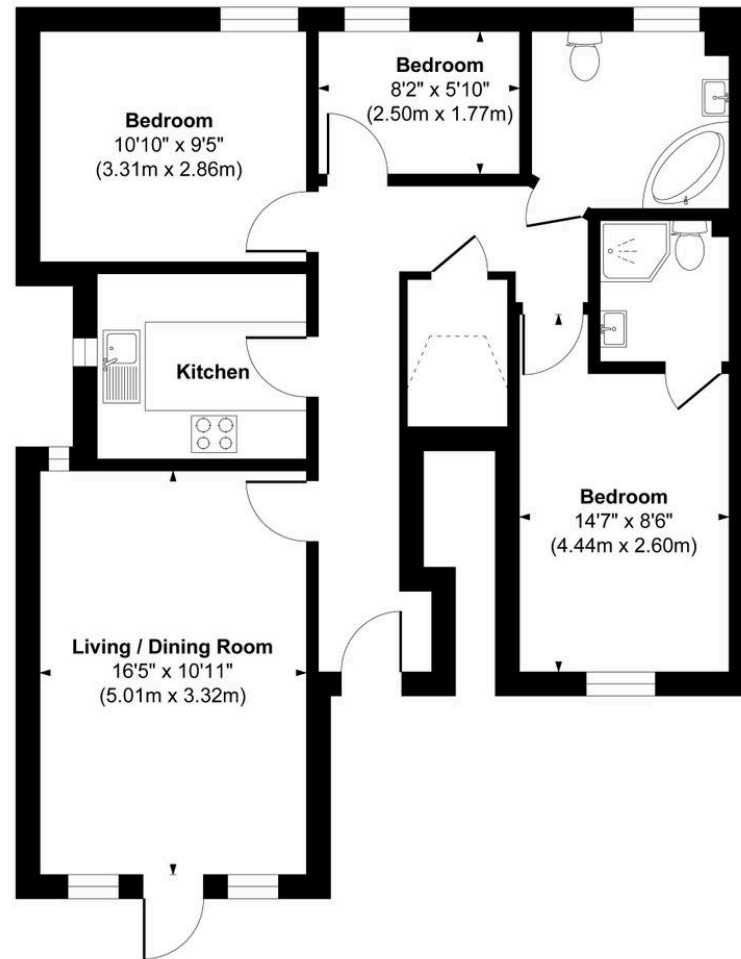
Kings Gate is located at the eastern end of Gordon Road which is, in turn, located off Queens Road, to the east of the main railway station entrance and is ideally placed for commuters. There are numerous shops and food outlets close by including the large Sainsbury's Superstore and Waitrose. There is also a leisure centre and 6th form college close by. The railway station provides fast commuter links to London, Gatwick Airport and the south coast. The town centre is approximately 1 mile to the south where there is an extensive range of shops, stores, restaurants, cafes and bars. Schools are well represented throughout the town and the property is within walking distance of several primary schools and within 0.5 miles of Oathall Community College (secondary school) in neighbouring Lindfield with its farm. By road, access to the major surrounding areas can be gained via the Balcombe Road, the A272 and the A/M23, the latter lying about 5 miles to the west at Bolney or Warninglid or 8 miles to the north at Junction 10a (Maidenbower).

Distances in approximate miles

Schools: Harlands (0.8), Blackthorns (0.7), Lindfield (0.8), St Joseph's RC (0.8), Oathall Community College (0.4), Warden Park Secondary Academy (2.4)

Railway Station: Haywards Heath (0.4) to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).





Approximate. Gross Internal Floor Area 757 sq. ft / 70.41 sq. m

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Mansell McTaggart Haywards Heath

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